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# INITIAL HOUSING ELEMENT



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL



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## INITIAL HOUSING ELEMENT

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July, 1971

North Central Florida Regional Planning Council  
Five Southwest Second Place  
Gainesville, Florida 32601



TITLE: Initial Housing Element

AUTHOR: North Central Florida Regional Planning Council

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ABSTRACT: The intent of this study is to identify general structural conditions of housing in Alachua County, list problems which have precipitated unsound housing, formulate objectives and recommend implementative actions which will alleviate the existing problems within Alachua County. The main intent of this housing element is to provide a base upon which a continuing housing program may be constructed with the ultimate objective being to provide a decent home for every resident of Alachua County.



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## INTRODUCTION

Alachua County is located in the North Central part of Florida and encompasses a land and water area of approximately 965 square miles. Prior to World War II, the County's economy was primarily agricultural in nature. Because Gainesville, the County seat, was located on Florida's first cross-state railroad, the City became a principal marketing place for a wide agricultural region. After World War II, the University of Florida became a significant economic factor in the County. Armed with the G. I. Bill, veterans returned to school and enrollment increased from an estimated 3,000 students in 1940 to nearly 10,000 students by 1950. Current 1970 enrollment is in excess of 22,000 students. The 1970 population for Alachua County is estimated at 104,000 people with approximately 64,000 people residing within the City of Gainesville.

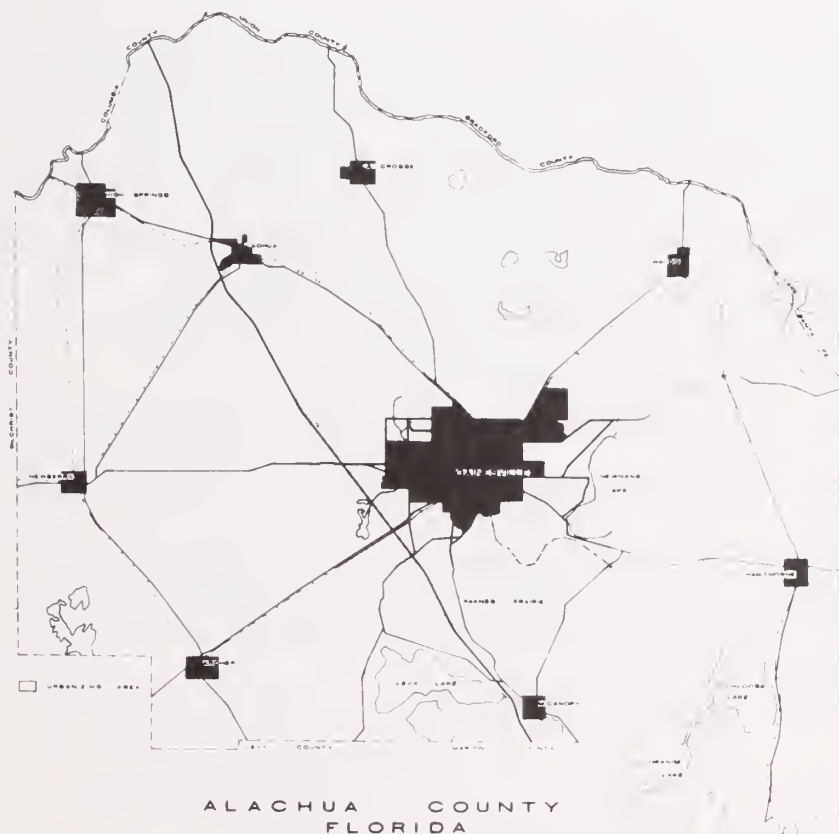
Alachua County and its municipalities are presently experiencing the problems associated with other rapidly urbanizing areas. With the increase in urbanization, especially in the Gainesville Metropolitan Area, it became evident that problems were becoming regional in scope;

consequently the City of Gainesville and Alachua County formed a regional planning council. The North Central Florida Regional Planning Council was created by resolution of the Alachua County Commission and the Gainesville City Commission in December of 1968. The Regional Planning Council is responsible for identifying and recommending solutions to problems which have no respect for political boundaries. The regional planning concept recognizes that the various governmental units located within a contiguous geographical area usually share common problems and goals.

Housing and its related problems are regional in scope. Since people move from one place to another without regard to political boundaries, the causes of housing problems have similarities throughout the region. Unincorporated areas, cities large and small, all face the problems of deteriorating housing and its blighting influence. By studying housing problems on a regional basis, it is anticipated that a better understanding of the causes and the extent of inadequate housing in Alachua County will become evident. Plans may then be implemented to alleviate these problems.

A major portion of the substandard housing is located within the rural communities of Alachua County. These communities,

therefore, exhibit deteriorating conditions. This, in essence, signifies that eventually, unless something is done, these communities are likely to become inviable.



## PURPOSE AND SCOPE

The initial housing element is a reflection of our nation's concern for housing every American citizen in a decent home. Therefore, the purpose of this element is to insure that housing and the problems and obstacles related to housing can then be more fully understood and incorporated into the comprehensive planning efforts of all agencies in the region. Once the characteristics of housing are compiled, it is the objective of this housing element to establish a sound program design. The Program Design will provide a comprehensive approach to the total housing problem.

Following is a partial listing of those characteristics that comprise the scope of work covered in this initial housing element. The preparation of the housing element entailed the collection of data and assembly of information to provide for the following:

1. A preliminary listing of the existing housing conditions in the area.
2. A preliminary listing and ranking of problems that have precipitated unsound housing.

3. A summary of all previous action implemented toward solving housing problems within the area.
4. A preliminary statement of objectives to improve the housing quality during the next three to five years.
5. Establishment of an annual work program relative to housing for the next three to five years.

While undertaking this housing element, it was found that individuals most prone to residing in unsound housing were in the low and middle income sectors of the population. Therefore, the assumption is that these groups, regardless of ethnic background, are the ones most adversely affected by the existing housing conditions, spiraling interest rates, and inflation.

This housing element will hopefully serve as a guide. It will call to the attention of all governmental jurisdictions the problems responsible for unsound housing within Alachua County.

## METHODOLOGY

Data on the condition of housing within Alachua County was compiled from various sources. Information was made available by the Department of Community Development for the City of Gainesville, while the Alachua County Health Department surveyed the seven smaller communities: Alachua, Archer, Hawthorne, High Springs, Micanopy, Newberry, and Waldo. Data was also supplemented by a wind-shield survey of the seven smaller communities by the Planning Council's staff. Due to staff limitations, it was infeasible to study scattered rural dwellings located in the unincorporated areas of the County.

All segments of the various studies were correlated in order to evaluate housing conditions on a uniform basis. While the Alachua County Health Department study used only exterior structural conditions to classify housing, the Gainesville study used both exterior and interior conditions as their standards of classification. After careful consideration, the condition of a structure, for relevance in the initial housing element, is classified as either sound, deteriorating, or dilapidated.

## Housing Classifications:

A sound housing structure is defined as one which has no defects, or possibly slight defects which are repaired as a part of normal and adequate maintenance on a structure. Examples of such defects are lack of paint, slight damage to porch or steps, inadequate mortar between bricks or other masonry, small cracks in walls, broken gutters or downspouts.

A deteriorating housing structure is one that requires more repair **than** would be provided in the course of regular maintenance. Housing in this category generally has one or more defects that must be corrected if the structure is to continue to provide adequate shelter. Examples of a deteriorating structure are open cracks in exterior members; **rotted**, loose or missing materials on the structure; shaky or unsafe porch; broken or missing windowpanes; structure is no longer adequate shelter from the elements. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

A dilapidated structure is one that does not provide adequate shelter and is a detriment to the health, safety or well-being of the occupants. Housing in this category will have one or



more critical defects of such magnitude that they require considerable repair or rebuilding. Some structures are now dilapidated because of inadequate original construction. These defects are either so critical or widespread that the structure should be extensively repaired, rebuilt or torn down.

HOUSING CONDITIONS TABLE I							
Communities within Alachua Co.	Sound	Percent	Deteriorating	Percent	Dilapidated	Percent	Total Units Surveyed
Alachua	165	28	161	27	267	45	593
Archer	92	38	69	28	82	34	243
Gainesville	1879	56	1191	36	260	8	3330*
Hawthorne	122	33	82	22	168	45	372
High Springs	309	38	230	27	288	35	827
Micanopy	22	11	94	48	82	41	198
Newberry	94	28	113	34	126	38	333
Waldo	35	15	98	42	99	43	232
Total Units Surveyed	2718	45	2038	33	1372	22	6128
Total D.U.'s in Alachua Co.**							33147

Current housing data for Alachua County's incorporated communities is summarized in Table I. As depicted in Table I, a large portion of Alachua County's housing falls in the deteriorated and dilapidated categories.

## STATEMENT OF PROBLEMS

A number of different factors contribute to the quality of housing in an individual structure, or neighborhood, of the community. In surveying Alachua County, the physical and environmental conditions that affect the quality of housing covered a wide spectrum. A listing and ranking of problems and conditions which have precipitated the existence of unsound housing is emphasized. The following housing and housing related problems are listed in order of their importance.

1. Presently there are a large number of deteriorating and dilapidated housing units within Alachua County. Of the units surveyed in the County, approximately 2,038 or 33% were classified as deteriorating. The housing units classified in the dilapidated condition numbered approximately 1,372 or 22% of the total units surveyed. (See Table I) The highest concentration of unsound housing outside the City of Gainesville was found in the towns of Micanopy and Waldo, where over 80% of all housing units were classi-

fied as deteriorating or dilapidated. It was also evident that over 50% of all housing in the seven smaller communities was classified as either deteriorating or dilapidated.

2. The majority of deteriorating and dilapidated housing is occupied by two economic minority groups -- the Black and the elderly. Experience in Alachua County has demonstrated that unsound housing is directly related to low incomes caused by a complex interrelationship of social factors such as lack of education, unemployment, underemployment and fixed incomes in an inflationary economy.
3. There exists a lack of adequate public facilities in the communities located within the County. All seven smaller communities are without a central sanitary sewer system. The City of Gainesville does have a central sanitary sewer system, but to date many residents have been unable to afford the cost of the initial hookup.
4. Many of the smaller communities in Alachua County do not have up-to-date building codes, zoning

ordinances, and subdivision ordinances. Even in communities where codes have been enacted, often there is a lack of trained personnel necessary for effective code enforcement.

5. To date unpaved streets, inadequate drainage facilities and poor subdivision platting practices are factors found evident where unsound housing exists.
6. The absence of adequate neighborhood facilities limits the amenities of the living environment in the County. Many of the recreation facilities need to be improved and/or expanded and new facilities should be added.
7. Environmental deficiencies add to the blighting influence in areas of unsound housing. There were approximately 765 abandoned automobiles in the seven smaller communities, while in Gainesville there were approximately 691 abandoned automobiles in 1967. The City of Gainesville has underway a program which eliminates approximately 200 abandoned automobiles a year while the stock is constantly being replenished. (See Table II)

ENVIRONMENTAL DEFICIENCIES TABLE II			
Local Community	Rubbish	Old Autos	Privies
Alachua	76	213	86
Archer	84	50	26
Hawthorne	92	91	43
High Springs	210	109	39
Micanopy	28	151	39
Newberry	65	55	101
Waldo	11	96	22
Totals ***	566	765	353

## OBSTRUCTIONS TO PROBLEM SOLVING

The obstructions influencing the perpetuation of unsound housing in the County must be analyzed as the first step in solving the housing problems. In the past, many obstructions have deterred the provision of a variety of housing types, employment opportunities and recreational space. A full understanding of these impediments is necessary before meaningful solutions can be developed.

1. A large portion of the deteriorating and dilapidated housing units within the smaller communities can be directly attributed to the lack of a minimum standard housing code.
2. There is a lack of current, in-depth information concerning housing and housing-related problems. Studies have been completed that give general indications as to the scope and magnitude of housing problems, but specific information detailing economic and social conditions, etc. causing these problems is needed.



3. There is currently no regional plan in existence for a program of housing improvement. Due in part to the above, there is no coordination among the individual communities in the County toward establishing policies regarding the solution of the housing problems.
4. While preliminary planning and engineering feasibility studies for public facilities have been undertaken, little implementation has been accomplished. The increasing demand for municipal facilities, and the absence of a corresponding increase in revenues, has placed increasing responsibilities on many municipal budgets.
5. Problems attributed to minority groups and solutions related to solving the quality and quantity of housing have not received priority in funding. Again, in many communities, local revenues are so encumbered that the community cannot contribute its financial share toward a project.

6. Even in Gainesville where a Minimum Standard Housing Code Program is in progress, the upgrading and renovation of substandard housing is a slow process. This fact can be attributed to the financial inability of many homeowners to pay for needed repairs.
7. Although certain trends were derived from analysis of available data, areawide data concerning the supply and demand for low cost housing is inadequate.
8. Many of the smaller communities lack the necessary governmental machinery vital for planning and implementation of various housing programs. In addition, the smaller communities within the County also lack the legal authority necessary to construct needed housing.
9. Limitation on dwelling types throughout the County is also a problem. Due to a lack of up-to-date zoning ordinances in the smaller communities, various types of housing, trailers, modules, etc. are not allowed.

## PLANNING OBJECTIVES

Meaningful objectives for housing-related activities based on considerations of the entire County, are listed so that the accompanying work program can be designed to correct and alleviate the housing problems identified previously. In stating these objectives, it is important to remember that the Regional Planning Council does not serve one discrete governing body, but a conglomerate of such bodies who participate on a voluntary basis. Through this procedure it is envisioned that the Regional Planning Council will function primarily in a coordinating capacity. Through total coordination of all projects within the County, it is anticipated that the Council will be able to assist all communities in an advisory capacity, thus stressing the coordination function in hopes of eliminating unnecessary duplication and expense. The objectives set forth will help ameliorate housing problems by providing information to and aiding the local communities in meeting specific community housing objectives.

1. Encourage the elimination of all dilapidated housing while simultaneously eliminating or

bringing up to standard as many deteriorating units as possible. An evaluation of the need, not only for replacement housing, but also additions to the housing stock should be provided. Maintenance of a current file on housing stock in the communities of the County will enable continuous assessment of unsound housing.

2. Maintain current estimates of housing needs for communities within the County. This file should be coordinated so that local community problems may be readily matched with housing data.
3. Encourage solutions to the problem of inadequate public facilities by urging local communities to undertake comprehensive water and sewer plan coordinated on a county-wide basis.
4. Provide guidance and assistance in drafting or revising needed housing-related codes and ordinances. Such a program coordinated by the Regional Planning Council would aid local communities in developing modern community development standards which would insure a uniform level of development throughout the county.

5. Make available local planning assistance, per request, to the region's communities in their assessment of their housing and housing-related problems. This could be accomplished by such studies as a Neighborhood Analysis, Community Facilities Plans, or various types of transportation and environmental studies.
6. Assist all local governments and applicable private organizations in negotiations with the federal government in securing housing funds.
7. Develop policies and techniques to stimulate new construction of low and moderate income housing units, when possible, in both the sales and rental categories.

## PLANNING ACTIVITIES

Local and regional planning organizations have completed or have underway the following programs that will directly or indirectly affect housing and the quality of the housing environment within Alachua County.

### A. Past Planning Activities

1. Creation of the North Central Florida Regional Planning Council by joint resolutions of the Alachua County Commission and the Gainesville City Commission, December 1968.
2. Alachua County has completed the following studies:
  - a. Land Use: Survey and Analysis, Alachua County Zoning Districts, January, 1963.
  - b. Population and Economic Study, Alachua County Zoning Districts, February, 1963.
  - c. Major Road Plan, Alachua County Zoning Districts, March, 1963.
  - d. Land Use Plan, Alachua County Zoning Districts, August, 1963.

- e. A Comprehensive Areawide Plan for Water and Sewer Development. (background studies)
- f. Comprehensive Areawide Plan for Water and Sewer Development - Part Two - Comprehensive Water and Sewerage Plan November, 1967 .
- g. A Preliminary Study on a Comprehensive Drainage and Flood Plain Designation for the Metropolitan Gainesville Area November, 1969 .
- h. Alachua County Health Department Community Block Survey, Spring, 1969.

3. In addition to a complete housing inspection program now underway, the City of Gainesville's Department of Community Development has completed the following studies with relation to housing:

- a. Physiographic Study
- b. Population Study
- c. Community Facilities and Recreation Study
- d. Economic Base Study
- e. Land Use Analysis Study
- f. Land Use Classification Guide
- g. Commercial Study
- h. Industrial Study
- i. Housing Survey of Low and Moderate Income Areas (unpublished)
- j. Land Use Plan



B. Future Planning Activities

1. The following comprehensive planning activities for Alachua County and its municipalities will be administered by the North Central Florida Regional Planning Council.
  - a. A Comprehensive Planning Program is to be undertaken in fiscal year 1970-71. This program will include the development of an Overall Program Design. The Program Design will outline proposed activities and studies to be undertaken by the Regional Planning Council.
  - b. Begin a Base Mapping Program for each municipality. Coordinate aerial and topographic mapping program for the Gainesville Urban Area.
  - c. Establishment of a data bank system, in conjunction with the transportation study, for the metropolitan area. Hopefully this system will be expanded to encompass the remainder of the County.
  - d. Analyze the 1970 Census data. Special emphasis will be directed towards housing and housing-related conditions.

- e. Coordination of the Gainesville Urban Area Transportation Study.
- f. Coordination of the Gainesville Urban Area Drainage Study.
- g. Development and maintenance of a Regional Information Library.
- h. Undertake a Future Housing Requirements Study, directed towards the questions of housing demand by type, by income ranges and sale or rental price as needed for each local community.
- i. Initiate and coordinate an Operation Breakthrough project in Alachua County if and when funds are allocated by the State and Federal agencies.

## IMPLEMENTATIVE ACTIONS

Implementative actions which have taken place prior to this element and a list of future actions necessary to implement the planning process are outlined herein. These actions encourage the attainment of an overall reduction in the number of substandard housing units, while simultaneously striving for a decent home for every resident of the County.

### A. Previous Actions

1. Creation of the Gainesville Public Housing Authority by the City Commission in August of 1966. To date, the Housing Authority has completed 515 housing units within the urban area.
2. Recognized by the Department of Housing and Urban Development in January 1969, the Alachua County Public Housing Authority has authorized the construction of 200 single family units within the County. The County Housing Author-

ity provides the smaller communities the machinery for construction of low-cost housing.

3. In May of 1965, the City of Gainesville employed a full-time Housing Inspector for the City of Gainesville.
4. Continued expansion of the recreational facilities in the low-income areas has been implemented by means of a Tot-Lot program.
5. The City of Gainesville has received recertification of its Workable Program for community improvement through the Department of Housing and Urban Development. This is an asset to the City of Gainesville since a certified Workable Program is a prerequisite for many HUD-assisted housing-related programs.
6. In all of the local communities codes and ordinance programs pertaining to housing have been recognized. This is but one indication of the desire of the citizens of the local

communities to better the community in which they reside.

7. Alachua County employed a full-time Zoning Administrator who processes zoning applications and serves as staff to the Alachua County Planning and Zoning Commission.

B. Future Actions

1. The Alachua County Public Housing Authority began construction on 200 housing units in 1970. The 200 units are located in the Cities of Alachua, Hawthorne, Archer, Newberry and Waldo.
2. Continued expansion of the housing supply sponsored by the Gainesville Housing Authority. Leased housing, mobile homes, and turn-key projects will help increase the housing supply for low-income groups.
3. Gainesville's Department of Community Development is currently in the initial stage of a

Community Renewal Program, CRP, for the City.

4. The Gainesville Housing Authority will make application for additional low-income housing during fiscal year 1970-71.
5. The Alachua County Housing Authority expects to request an additional 400 units, of which 100 units will be for the elderly. These projects will be located throughout Alachua County.
6. Encourage private developers to provide continuing production of low-moderate income housing units for sale at the previously established rate of 175 units annually.

## WORK PROGRAM

This section of the Initial Housing Element provides a workable program which the Regional Planning Council and its participants can utilize as a guide during the years 1970-75. The program presented herein has as its basis the combined and interrelated analysis of the problems, obstructions, and planning objectives of the entire Alachua County area. It is designed in such a manner that the program reflects no arbitrary geographical division of the planning area and is purposefully intended to be regional in scope.

For easy reference, the work elements of the program are graphically illustrated by a chart appearing at the end of this study. The following housing-related elements are arranged in a sequential order constituting a five-year program that will be harmonious with the Regional Planning Council's Overall Work Program.

All weighting of the various work elements, with respect to estimated costs involved, were based on the anticipated utilization of the staff members of the North Central Florida Regional Planning Council. It should be noted that the



assigned dollar values and time periods involved are only estimated totals. The estimates therefore reflect the generalized proposals of the project scope, which have been outlined and discussed previously, and in no way reflect greatly detailed individual study guides. The costs figures are intended to serve only as broad indicators of needed budgetary resources.

The individual elements of the housing-related program are outlined and discussed in the following text.

#### Basic Work Elements

- A. Regional Land Use Survey
- B. A Regional Housing Data File
- C. Individualized Studies
- D. Population and Economic Study
- E. Analysis of 1970 Census Data
- F. General Housing Plan
- G. Continuing Phases

#### Regional Land Use Survey

During the first year of the program, initial efforts should be directed towards undertaking a land use survey of Alachua County. The survey will locate, count and record the condition of all housing units in the County. The end result being a

color-coded inventory of all existing housing units and their relationship to other existing land uses.

In addition to the above information, interviews and other field work should be coordinated with the recent census information and included as part of the land use inventory classifications.

It is estimated that the staff, over a period of one year, can effectively and efficiently conduct this portion of the program. Budgetary requirements for this element should not exceed a cost of 18,000 dollars.

#### Regional Housing Data File

The various work elements outlined previously will serve as inputs to the regional housing data file. Information, both gathered and generated, will demonstrate where the housing and housing-related problems exist.

Once established, the continuing maintenance of this fundamental file of information, coupled with the formulation of a general housing plan, will enable the Regional Planning Council to keep constantly abreast of the housing situation in the County. The file will provide the local communities with information on their housing needs. It

will also provide information on what programs are available for housing, what the requirements might be and the eligibility of the local community for such a project.

Organizations, housing authorities and private developers seeking to sponsor housing development by utilizing governmental supplement programs can be given positive and accurate guidance in determining the housing demand.

The initial work involved in establishing the recommended regional housing data file should require an expenditure of some 4,500 dollars. Once operational, the continual maintenance of the file should be absorbed in the clerical portion of the Council's budget.

#### Individualized Studies

As has been the policy in the past, the Regional Planning Council will continue to aid local communities in special studies and grant information. With the continuation of the Data File, acting as a source of information, the Regional Planning Council will be in a position to aid the County and its local communities in establishing practical, housing-related objectives. Individual studies might include neighborhood analysis, environmental studies, detailed land use

studies of special areas, and possible community facilities plans. The Planning Council could also develop a set of criteria on site locations and possibly establish guidelines for residential land utilization. These guidelines could possibly supplement subdivision regulations depending upon the individual communities needs.

It is impossible to assign a dollar value to this element. This service is to be performed by the Regional Planning Council staff when the local communities request assistance. With the refinement of the data, undoubtedly major study points will be uncovered and work can begin on these critical areas of concentration.

#### Population and Economic Study

In the preliminary investigations, it became evident that there is currently a lack of usable information concerning the population and economic status of the smaller communities. As part of the Regional Planning Council's overall work program design, a regional population and economic study is proposed. Strong emphasis will be directed towards the root causes affecting unsound housing. By means of employment forecasts and opportunities, economic activity forecasts, various population projections, the need for better housing within the County should become more apparent. Included in

the economic study will be an investigation of the local communities ability to finance future projects. This should be compared with their current financial aids' programs to determine that housing projects could be reasonably undertaken.

The scheduling of such studies should occur about midway through the program and entail a year's work. Total costs for this element should run approximately 20,000 dollars.

#### Analysis of 1970 Census Data

Early in 1971 and continuing through the year, final tabulations and various other census data will be made available to the North Central Florida Regional Planning Council and other groups requesting it. The Census results should provide the staff with rent levels, accompanying economic factors, population base, housing costs, and housing unit values for the County and several communities in Alachua County. Hopefully, the Census information will provide known base information and will serve as a cross check on information gathered by the staff.

A staff member should be ready to begin work on the Census data when it is made available. In working coordinately on other aspects of data gathering, an initial outlay of some

10,000 dollars will be required.

### General Housing Plan

The General Housing Plan as it is presently perceived will be produced at the end of the five year work program. During the years preceeding the General Housing Plan, a series of "white papers" should be circulated for the purpose of publicizing the past and current housing-related information and recommendations developed to date.

The Plan itself should present an assessment of the total regional housing situation, as reflected by current progress on updating the Housing Data File and other obtainable information. It should point the way to achieving goals such as adequate housing for all residents of the County, elimination of housing deficiencies, and provide for livable communities with open space.

In assessing the value of such a project, it is important to remember that, unlike Gainesville, Alachua County and its seven smaller communities now lack up to date development plans to guide harmonious growth in the future.

Since the final plan is, in reality, an accumulation of the



previous work elements, the timing of the final product will begin with the field work. Costs through the first four years of the project, therefore, will be absorbed in the previous work elements. During the final year, a cost of some 10,000 dollars should be allocated for the final summary.

### Continuing Phases

In order to adequately serve Alachua County and its communities, it is of necessity that the continuing phases of all the work elements discussed previously be kept up to date. Housing problems within the County will not terminate with the conclusion of the five year work program. Re-evaluation of all work, completed and proposed, must be a continuing process.

In order to keep abreast of the housing problems in the region, the Regional Planning Council proposes to continue the various elements, along with the additional timely projects to help alleviate the housing and housing-related problems in Alachua County.

Included in the continuing phase will be the added assistance to the local communities in securing the necessary Federal funding. Through work accomplished and proposed, it is























anticipated that the local communities will be capable of contributing towards the needed improvement of the housing stock within the County.

\*Units surveyed were suspect to poor housing in area and surveyed for purpose of justifying urban renewal treatment.

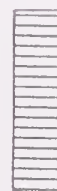
\*\*Florida Statistical Abstract, University of Florida, 1969, P. 194.

\*\*\*"Community Block Survey," Alachua County Health Department, Spring 1969.

WORK ELEMENTS	BUDGET YEAR					
	Duration	1970-71	1971-72	1972-73	1973-74	1974-75
Conduct Regional Land Use Survey	6-12 months					
Establish Regional Housing Data File	8 months					
Analysis of 1970 Census Data	6-8 months					
Conduct Population and Economic Study	10-12 months					
Individualized Studies Continuing Planning Assistance	continuing					
Program Investigation to Improve Housing Quality	10-12 months					
General Housing Plan Alachua County	10-12 months					



Implementative Action



Continuing



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The North Central Florida Regional Planning Council was created late in 1968 by resolutions of the Alachua County Commission and the Gainesville City Commission. (Creation of Regional Planning Councils is authorized by Chapter 160 of the Florida Statutes, as amended.) The Cities of Alachua, Hawthorne and High Springs were invited to participate in the Council. Councilmen were appointed soon after the agency became official and they proceeded to formulate and adopt rules of procedure as well as recruit a staff. The Executive Director and the secretary were employed and an office opened in Gainesville July 1, 1969.

By July 1971, the full-time Council staff had grown to a total of six. This staff of professional planners and clerical personnel has undertaken the preparation of an Overall Program Design, the Initial Housing Element and a Preliminary Base Mapping Program. In addition, the Council is coordinating a Gainesville Metropolitan Area Drainage Study as well as doing the local work and coordination on the Gainesville Urban Area Transportation Study.

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JULY 1971

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